

United States Bankruptcy Court for the:

District of Minnesota

Case number (if known): Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Hillcrest Center LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 45-4111589

4. Debtor's address

Principal place of business

375 Jackson Street

Number Street

Suite 700 West

Saint Paul MN 55101

City State ZIP Code

Ramsey County

County

Mailing address, if different from principal place of business

29 South Deep Lake Road

Number Street

P.O. Box

North Oaks MN 55127

City State ZIP Code

Location of principal assets, if different from principal place of business

1600 White Bear Av

Number Street

Saint Paul MN 55106

City State ZIP Code

5. Debtor's website (URL) www.madisonequities.biz

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify:

Debtor Hillcrest Center LLC
Name
Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.naics.com/search/>.

531120

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No

☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY
District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No

☐ Yes. Debtor _____ Relationship _____
District _____ When _____
MM / DD / YYYY
Case number, if known _____

List all cases. If more than 1, attach a separate list.

Debtor Hilcrest Center LLC Case number (if known) _____
Name

11. Why is the case filed in *this* district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- ☒ No
- ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____

Where is the property?

Number _____ Street _____

City _____ State _____ ZIP Code _____

Is the property insured?

- ☐ No
- ☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor
Hillcrest Center LLC
Name

Case number (if known)

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/12/2024
MM / DD / YYYY

 /s/ Rosemary Kortgard

Signature of authorized representative of debtor

Rosemary Kortgard

Printed name

Title Managing Member

18. Signature of attorney

 /s/ Kenneth Edstrom

Signature of attorney for debtor

Date 12/12/2024

MM / DD / YYYY

Kenneth Edstrom

Printed name

Sapientia Law Group

Firm name

120 S 6th St Ste 100

Number Street

Minneapolis

City

MN

State

55402

ZIP Code

612-756-7100

Contact phone

kene@sapientialaw.com

Email address

148696

Bar number

MN

State

Fill in this information to identify the case:

Debtor name Hillcrest Center LLC
United States Bankruptcy Court for the: District of Minnesota
(State)
Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*

\$ 7,955,700.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*

\$ 225,356.53

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*

\$ 8,181,056.53

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*

\$ 6,253,510.40

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 6a of *Schedule E/F*

\$ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 6b of *Schedule E/F*

+\$ 3,066.96

4. **Total liabilities**
Lines 2 + 3a + 3b

\$ 6,256,577.36

Fill in this information to identify the case:

Debtor name Hillcrest Center LLC

United States Bankruptcy Court for the: District of Minnesota

Case number (If known): _____

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Madison Equities 375 Jackson Street Suite 700W Saint Paul, MN, 55101		Management Fees				3,066.96
2	Innovative Security Services 1703 Cope Avenue Suite I & J Saint Paul, MN, 55109		Suppliers or Vendors				0.00
3	Saint Paul Regional Water Services 1900 Rice Street Saint Paul, MN, 55113-6810		Utility Services				0.00
4	Red Eagle Property Services, Inc. PO Box 220 Roberts, WI, 54023-0220		Suppliers or Vendors				0.00
5	Comcast PO Box 60533 City of Industry, CA, 91716-0533		Suppliers or Vendors				0.00
6	Xcel Energy P. O. Box 4176 Carol Stream, IL, 60197-4176		Utility Services				0.00
7	Midwest Maintenance and Mechanical, Inc. 750 Pennsylvania Avenue South Golden Valley, MN, 55426		Suppliers or Vendors				0.00
8	Republic Services #923 PO Box 713502 Chicago, IL, 60677-0052		Suppliers or Vendors				0.00

Debtor Hillcrest Center LLC
Name

Case number (if known) _____

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	AFCO P.O.Box 4795 Carol Stream, IL, 60197-4795		Vendor				0.00
10	Tandala LLC 375 Jackson Street Suite 700W Saint Paul, MN, 55101		Suppliers or Vendors				0.00
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Fill in this information to identify the case:Debtor name Hillcrest Center LLCUnited States Bankruptcy Court for the: District of Minnesota

Case number (if known): _____

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets — Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
- ☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****2. Cash on hand**\$ 0.00**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Blaze Credit UnionChecking0 6 7 0\$ 7,136.153.2. See continuation sheet\$ 16,691.09**4. Other cash equivalents (Identify all)**

4.1. _____ \$ _____

4.2. _____ \$ _____

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$ 23,827.24**Part 2: Deposits and prepayments****6. Does the debtor have any deposits or prepayments?**

- ☐ No. Go to Part 3.
- ☒ Yes. Fill in the information below.

Current value of debtor's interest**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. _____ \$ _____

7.2. _____ \$ _____

Debtor

Hillcrest Center LLC
Name

Case number (if known)

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. Blaze Credit Union Checking - Prepaid Rent \$ 15,186.69
8.2. \$

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$ 15,186.69

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes. Fill in the information below.

Current value of debtor's interest

11. Accounts receivable

11a. 90 days old or less: $\frac{26,193.51}{\text{face amount}} - \frac{0.00}{\text{doubtful or uncollectible accounts}} = \dots \rightarrow$ \$ 26,193.51
11b. Over 90 days old: $\frac{232,164.57}{\text{face amount}} - \frac{72,015.48}{\text{doubtful or uncollectible accounts}} = \dots \rightarrow$ \$ 160,149.09

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ 186,342.60

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method used for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. \$
14.2. \$

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1. % \$
15.2. % \$

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1. \$
16.2. \$

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$

Debtor

Name

Case number (if known)

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
	MM / DD / YYYY	\$		\$
20. Work in progress				
	MM / DD / YYYY	\$		\$
21. Finished goods, including goods held for resale				
	MM / DD / YYYY	\$		\$
22. Other inventory or supplies				
	MM / DD / YYYY	\$		\$
23. Total of Part 5				\$
Add lines 19 through 22. Copy the total to line 84.				

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value Valuation method Current value

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
	\$		\$
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
	\$		\$
30. Farm machinery and equipment (Other than titled motor vehicles)			
	\$		\$
31. Farm and fishing supplies, chemicals, and feed			
	\$		\$
32. Other farming and fishing-related property not already listed in Part 6			
	\$		\$

Debtor

Hillcrest Center LLC
Name

Case number (if known)

33. **Total of Part 6.**

Add lines 28 through 32. Copy the total to line 85.

\$ _____

34. **Is the debtor a member of an agricultural cooperative?**

- ☐ No
- ☐ Yes. Is any of the debtor's property stored at the cooperative?
- ☐ No
- ☐ Yes

35. **Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**

- ☐ No
- ☐ Yes. Book value \$ _____ Valuation method _____ Current value \$ _____

36. **Is a depreciation schedule available for any of the property listed in Part 6?**

- ☐ No
- ☐ Yes

37. **Has any of the property listed in Part 6 been appraised by a professional within the last year?**

- ☐ No
- ☐ Yes

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☒ No. Go to Part 8.
- ☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture	\$ _____	_____	\$ _____
40. Office fixtures	\$ _____	_____	\$ _____
41. Office equipment, including all computer equipment and communication systems equipment and software	\$ _____	_____	\$ _____
42. Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1 _____	\$ _____	_____	\$ _____
42.2 _____	\$ _____	_____	\$ _____
42.3 _____	\$ _____	_____	\$ _____

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$ _____

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- ☐ No
- ☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- ☐ No
- ☐ Yes

Debtor

Hillcrest Center LLC
Name

Case number (if known)

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____
48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____
49. Aircraft and accessories			
49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)			
	\$ _____	_____	\$ _____
51. Total of Part 8. Add lines 47 through 50. Copy the total to line 87.			\$ _____

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☐ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Debtor

Name

Case number (if known)

Part 9: Real property**54. Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
- ☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1 Hillcrest Shopping Center		\$ _____	_____	\$ 7,955,700.00
55.2		\$ _____	_____	\$ _____
55.3		\$ _____	_____	\$ _____

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 7,955,700.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
- ☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

Part 10: Intangibles and intellectual property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
- ☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets	\$ _____	_____	\$ _____
61. Internet domain names and websites	\$ _____	_____	\$ _____
62. Licenses, franchises, and royalties	\$ _____	_____	\$ _____
63. Customer lists, mailing lists, or other compilations	\$ _____	_____	\$ _____
64. Other intangibles, or intellectual property	\$ _____	_____	\$ _____
65. Goodwill	\$ _____	_____	\$ _____

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$ _____

Debtor

Hillcrest Center LLC
Name

Case number (if known)

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

0.00 — 0.00 = ➔ \$ 0.00
Total face amount doubtful or uncollectible amount

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____

73. Interests in insurance policies or annuities

Property and Liability

\$ 0.00

74. Causes of action against third parties (whether or not a lawsuit has been filed)

\$ _____

Nature of claim

Amount requested \$ _____

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

\$ _____

Nature of claim

Amount requested \$ _____

76. Trusts, equitable or future interests in property

\$ _____

77. Other property of any kind not already listed Examples: Season tickets, country club membership

\$ _____

\$ _____

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	\$ 23,827.24	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$ 15,186.69	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$ 186,342.60	
83. Investments. <i>Copy line 17, Part 4.</i>	\$ 0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$ 0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$ 0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$ 0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$ 0.00	
88. Real property. <i>Copy line 56, Part 9.</i> →		\$ 7,955,700.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$ 0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$ 0.00	
91. Total. Add lines 80 through 90 for each column. 91a.	\$ 225,356.53	+ 91b. \$ 7,955,700.00
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92. 8,181,056.53		\$ 8,181,056.53

Debtor 1

Hillcrest Center LLC

First Name

Middle Name

Last Name

Case number (if known)

Continuation Sheet for Official Form 206 A/B

3) Checking, savings, money market, or financial brokerage accounts
General description Type of account Last 4 digits of account
number

Minnwest Bank Checking

Balance: 16,108.67

Minnwest bank Money Market 9903

Balance: 582.42

LEGAL DESCRIPTION

Parcel 1

Lot 1, Block 7, Hillcrest Center Plat 2, Ramsey County, Minnesota.

Parcel 2

Block 4, Hillcrest Center, except the South 80 feet, 8 inches of the North 265 feet, 4 inches thereof, together with the West half of vacated Gary Place which accrued to said block by operation of law, upon vacation thereof, Ramsey County, Minnesota.

Parcel 3

The South 4 inches of the Northerly 265 feet 4 inches and the South 4 inches of the Northerly 185 feet of Lot 1, Block 4, Hillcrest Center, Ramsey County, Minnesota.

The South 80 feet of the North 265 feet of Lot 1, Block 4, Hillcrest Center, Ramsey County, Minnesota.

Torrens Property
Torren Certificate No. 573451

Fill in this information to identify the case:

Debtor name Hillcrest Center LLC
 United States Bankruptcy Court for the: District of Minnesota
 Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.1 Creditor's name
Minnwest Bank

Describe debtor's property that is subject to a lien
Retail Shopping Center

\$ 5,297,657.53

\$ 7,955,700.00

Creditor's mailing address

1150 Yankee Doodle Rd
#3800, Saint Paul, MN 55121

Describe the lien

Creditor's email address, if known

kevint@minnwestbankgroup.com

Date debt was incurred

Last 4 digits of account number 1677

Do multiple creditors have an interest in the same property?

- ☒ No
☐ Yes. Specify each creditor, including this creditor,

Is the creditor an insider or related party?

- ☒ No
☐ Yes

Is anyone else liable on this claim?

- ☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

2.2 Creditor's name
Minnwest Bank

Describe debtor's property that is subject to a lien
Retail Shopping Center

\$ 249,291.70

\$ 7,955,700.00

Creditor's mailing address

1150 Yankee Doodle Rd
#3800, Saint Paul, MN 55121

Creditor's email address, if known

kevint@minnwestbankgroup.com

Date debt was incurred

Last 4 digits of account number 0533

Do multiple creditors have an interest in the same property?

- ☒ No
☐ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

Describe the lien

Is the creditor an insider or related party?

- ☒ No
☐ Yes

Is anyone else liable on this claim?

- ☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$ 6,253,510.40

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.3 **Creditor's name**
MinnWest Bank**Describe debtor's property that is subject to a lien**

Retail Shopping Center

\$638,135.17

\$0.00

Creditor's mailing address**Creditor's email address, if known****Date debt was incurred****Last 4 digits of account number**

0492

Describe the lien**Is the creditor an insider or related party?**

- ☒
- No
-
- ☐
- Yes

Is anyone else liable on this claim?

- ☒
- No
-
- ☐
- Yes. Fill out
- Schedule H: Codebtors*
- (Official Form 206H).

Do multiple creditors have an interest in the same property?

- ☒
- No
-
- ☐
- Yes. Have you already specified the relative priority?
-
- ☐
- No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

- ☐
- Yes. The relative priority of creditors is specified on lines _____

2.4 **Creditor's name**
Tenant Security Deposits**Describe debtor's property that is subject to a lien**

Cash

\$68,426.00

\$68,426.00

Creditor's mailing address

Various

Creditor's email address, if known**Date debt was incurred****Last 4 digits of account number****Describe the lien**

Agreement you made

Is the creditor an insider or related party?

- ☒
- No
-
- ☐
- Yes

Is anyone else liable on this claim?

- ☒
- No
-
- ☐
- Yes. Fill out
- Schedule H: Codebtors*
- (Official Form 206H).

Do multiple creditors have an interest in the same property?

- ☒
- No
-
- ☐
- Yes. Have you already specified the relative priority?
-
- ☐
- No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

- ☐
- Yes. The relative priority of creditors is specified on lines _____

page 3 of 3

Fill in this information to identify the case:

Debtor Hillcrest Center LLC

United States Bankruptcy Court for the: District of Minnesota

Case number _____
(If known)

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- ☒ No. Go to Part 2.
☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

2.1 Priority creditor's name and mailing address

As of the petition filing date, the claim is: \$ _____ \$ _____

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Last 4 digits of account number _____

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)

Is the claim subject to offset?

- ☐ No
☐ Yes

2.2 Priority creditor's name and mailing address

As of the petition filing date, the claim is: \$ _____ \$ _____

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Last 4 digits of account number _____

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)

Is the claim subject to offset?

- ☐ No
☐ Yes

2.3 Priority creditor's name and mailing address

As of the petition filing date, the claim is: \$ _____ \$ _____

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim:

Date or dates debt was incurred

Last 4 digits of account number _____

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)

Is the claim subject to offset?

- ☐ No
☐ Yes

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address AFCO P.O.Box 4795 Carol Stream, IL 60197-4795 Date or dates debt was incurred _____ Last 4 digits of account number <u>6301</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Vendor Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>Undetermined</u>
3.2	Nonpriority creditor's name and mailing address Comcast PO Box 60533 City of Industry, CA 91716-0533 Date or dates debt was incurred _____ Last 4 digits of account number <u>3916</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Suppliers or Vendors Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>Undetermined</u>
3.3	Nonpriority creditor's name and mailing address Innovative Security Services 1703 Cope Avenue Suite I & J Saint Paul, MN 55109 Date or dates debt was incurred _____ Last 4 digits of account number <u>3095</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Suppliers or Vendors Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>Undetermined</u>
3.4	Nonpriority creditor's name and mailing address Madison Equities 375 Jackson Street Suite 700W Saint Paul, MN 55101 Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Management Fees Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>3,066.96</u>
3.5	Nonpriority creditor's name and mailing address Midwest Maintenance and Mechanical, Inc. 750 Pennsylvania Avenue South Golden Valley, MN 55426 Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Suppliers or Vendors Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>Undetermined</u>
3.6	Nonpriority creditor's name and mailing address Red Eagle Property Services, Inc. PO Box 220 Roberts, WI 54023-0220 Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Suppliers or Vendors Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$ <u>Undetermined</u>

Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.⁷ Nonpriority creditor's name and mailing address

Republic Services #923
PO Box 713502
Chicago, IL 60677-0052

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$ Undetermined

Basis for the claim: Suppliers or Vendors

Is the claim subject to offset?

- ☒ No
☐ Yes

Date or dates debt was incurred

Last 4 digits of account number 5662

3.⁸ Nonpriority creditor's name and mailing address

Saint Paul Regional Water Services
1900 Rice Street
Saint Paul, MN 55113-6810

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$ Undetermined

Basis for the claim: Utility Services

Is the claim subject to offset?

- ☒ No
☐ Yes

Date or dates debt was incurred

Last 4 digits of account number 6220

3.⁹ Nonpriority creditor's name and mailing address

Tandala LLC
375 Jackson Street
Suite 700W
Saint Paul, MN 55101

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$ Undetermined

Basis for the claim: Suppliers or Vendors

Is the claim subject to offset?

- ☒ No
☐ Yes

Date or dates debt was incurred

Last 4 digits of account number

3.¹⁰ Nonpriority creditor's name and mailing address

Xcel Energy
P. O. Box 4176
Carol Stream, IL 60197-4176

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$ Undetermined

Basis for the claim: Utility Services

Is the claim subject to offset?

- ☒ No
☐ Yes

Date or dates debt was incurred

Last 4 digits of account number 4323

3. Nonpriority creditor's name and mailing address

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$

Basis for the claim:

Is the claim subject to offset?

- ☐ No
☐ Yes

Date or dates debt was incurred

Last 4 digits of account number

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**5. Add the amounts of priority and nonpriority unsecured claims.****Total of claim amounts**5a. **Total claims from Part 1**

5a.

\$ 0.00

5b. **Total claims from Part 2**

5b.

+

\$ 3,066.96

5c. **Total of Parts 1 and 2**

5c.

\$ 3,066.96

Lines 5a + 5b = 5c.

Fill in this information to identify the case:

Debtor name Hillcrest Center LLC

United States Bankruptcy Court for the: District of Minnesota

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2. List all contracts and unexpired leases		State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease
2.1	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Commercial Tenants, see attached</p> <p>Various</p>
2.2	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	
2.3	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	
2.4	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	
2.5	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	

ATTACHMENT TO EXHIBIT C - LIST OF COMMERCIAL TENANTS

	Suite	Tenant
	1600	Adult Day Care
	1626	Amazed Group
	1664	Armored Barber Shop LLC
	1676	Best Steak House, Inc.
	1618	Berney Herrera Banderas
	1660	Canna Bean
	1620	Dollar Tree Stores, Inc
	1622	Exquisite Cake Bakery, LLC
	1650	Go Puff
	1666	H & R Block Tax Services
	1632	Joyful Foods African Grocery
	1668	Longs Comvorolls Cuisine (Ka Noa Yang)
	1600C	Lucky Golden Dragon (AKA White Dragon Catering)
	1600B	Lucky Golden Dragon (AKA White Dragon Catering)
	1614	Mobile One Wireless
	1630	Pro Nails
	1610	Sunny Smiles Child Care
	1680	Tanya Wireless Inc (Metro by T-Mobile)
	1616	Tax Services of America (ACH)
	1654	Tee Pwo Asian Market (AKA JR Asian Foods)
	1662	Tobacco Outlet
	1670	Yee Xiong

Fill in this information to identify the case:

Debtor name Hillcrest Center LLCUnited States Bankruptcy Court for the: District of Minnesota

Case number (If known): _____

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, **Schedules D-G**. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing address

Name

Check all schedules that apply:

2.1 Rosemary Kortgard

Minnwest Bank

☒ D
☐ E/F
☐ G

2.2

☐ D
☐ E/F
☐ G

2.3

☐ D
☐ E/F
☐ G

2.4

☐ D
☐ E/F
☐ G

2.5

☐ D
☐ E/F
☐ G

2.6

☐ D
☐ E/F
☐ G

Fill in this information to identify the case:

Debtor name Hillcrest Center LLC

United States Bankruptcy Court for the: District of Minnesota

Case number (if known):

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From MM / DD / YYYY to Filing date

☒ Operating a business
☐ Other

\$ 1,298,526.25

For prior year:

From MM / DD / YYYY to MM / DD / YYYY

☒ Operating a business
☐ Other

\$ 1,217,051.75

For the year before that:

From MM / DD / YYYY to MM / DD / YYYY

☒ Operating a business
☐ Other

\$ 1,178,016.75

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From MM / DD / YYYY to Filing date

\$

For prior year:

From MM / DD / YYYY to MM / DD / YYYY

\$

For the year before that:

From MM / DD / YYYY to MM / DD / YYYY

\$

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/23 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. See attached. Creditor's name _____		\$ 15,450.59	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other _____
3.2. Creditor's name _____		\$ _____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. Insider's name _____ Relationship to debtor _____	_____ _____ _____	\$ _____	
4.2. Insider's name _____ Relationship to debtor _____	_____ _____ _____	\$ _____	

Debtor Hillcrest Center LLC
Name

Case number (if known)

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

	Creditor's name and address	Description of the property	Date	Value of property
5.1.	 Creditor's name			\$
5.2.	 Creditor's name			\$

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☐ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
MinnWest Bank Creditor's name			\$ 14,958.70

Last 4 digits of account number: XXXX-

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None

	Case title	Nature of case	Court or agency's name and address	Status of case
7.1.	MinnWest Bank v. Hillcrest Center LLC	Receivership	Ramsey County Dist. Ct	<input checked="" type="checkbox"/> Pending
	Case number		MN	<input type="checkbox"/> On appeal
	62-CV-24-6892			<input type="checkbox"/> Concluded
7.2.	Case title		Court or agency's name and address	<input type="checkbox"/> Pending
	Case number			<input type="checkbox"/> On appeal
				<input type="checkbox"/> Concluded

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Custodian's name and address	Description of the property	Value
_____	_____	\$ _____
Custodian's name	Case title	Court name and address
_____	_____	_____
Case number	Name	_____
_____	Date of order or assignment	_____
_____	_____	_____

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
9.1. _____	_____	_____	\$ _____
Recipient's name	_____	_____	\$ _____
Recipient's relationship to debtor	_____	_____	\$ _____
_____	_____	_____	\$ _____
9.2. _____	_____	_____	\$ _____
Recipient's name	_____	_____	\$ _____
Recipient's relationship to debtor	_____	_____	\$ _____
_____	_____	_____	\$ _____

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Date of loss	Value of property lost
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Sapiential Law Group	\$10,000 retainer for fees \$2,000 cost retainer.	December 2024	\$ 12,000.00
	Address 120 S 6th St Ste 100 Minneapolis, MN 55419			

Email or website address
kene@sapientialaw.com

Who made the payment, if not debtor?

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.2.	_____	_____	_____	\$ _____
	Address			

Email or website address

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
_____	_____	_____	\$ _____
Trustee			

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

13. Transfers not already listed on this statement

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1. _____		_____	\$ _____
Address _____			
Relationship to debtor _____			
13.2. _____		_____	\$ _____
Address _____			
Relationship to debtor _____			

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy	
	From	To
14.1. _____	_____	_____
14.2. _____	_____	_____

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	--	---

15.1. _____
Facility name _____

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.	How are records kept?
---	-----------------------

Check all that apply:

- ☐ Electronically
☐ Paper

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	--	---

15.2. _____
Facility name _____

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.	How are records kept?
---	-----------------------

Check all that apply:

- ☐ Electronically
☐ Paper

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

- ☒ No.
☐ Yes. State the nature of the information collected and retained. _____

Does the debtor have a privacy policy about that information?

- ☐ No
☐ Yes

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
Yes. Does the debtor serve as plan administrator?

- ☐ No. Go to Part 10.
☐ Yes. Fill in below:

Name of plan	Employer identification number of the plan
_____	EIN: _____

Has the plan been terminated?

- ☐ No
☐ Yes

☒ None☒ None☒ None

Name _____

Case number (if known)

21. Property held for another

☒ None

Owner's name and address	Location of the property	Description of the property	Value
<div> <div></div> <div>Name</div> </div>			\$

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. **Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No
- ☐ Yes. Provide details below.

[illegible]

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
- ☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____	Name _____		_____

Name _____

Case number (if known)

☒ No☐ Yes. Provide details below.

Site name and address

Governmental unit name and address

Environmental law, if known

Date of notice

Name _____

Name _____

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name and address

Describe the nature of the business

Employer Identification number

Do not include Social Security number or ITIN.

EIN: _____

25.1.

Name _____

Dates business existed

From _____ To _____

25.2.

Business name and address

Describe the nature of the business

Employer Identification number

Do not include Social Security number or ITIN.

EIN:

Dates business existed

From _____ To _____

25.3.

Business name and address

Describe the nature of the business

Employer Identification number

Do not include Social Security number or ITIN.

EIN: _____

Dates business existed

From _____ To _____

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Dates of service
26a.1. Staci Thomas, employed by Debtor Name _____	From _____ To _____

Name and address	Dates of service
26a.2. _____ Name _____	From _____ To _____

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

Name and address	Dates of service
26b.1. _____ Name _____	From _____ To _____

Name and address	Dates of service
26b.2. _____ Name _____	From _____ To _____

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None

Name and address	If any books of account and records are unavailable, explain why
26c.1. _____ Name _____	

Debtor

Hillcrest Center LLC

Name

Case number (if known)

Name and address

If any books of account and records are unavailable, explain why

26c.2.

Name

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

26d.1.

Name

Name and address

26d.2.

Name

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

**Date of
inventory**

**The dollar amount and basis (cost, market, or
other basis) of each inventory**

\$ _____

Name and address of the person who has possession of inventory records

27.1.

Name

Debtor Hillcrest Center LLC
Name

Case number (if known)

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

\$

Name and address of the person who has possession of inventory records

27.2.

Name

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Rosemary Kortgard	29 South Deep Lake Road, Saint Paul, MN 55127	Managing Partner	99
Madison Equities	375 Jackson Street; Suite 700W, St Paul, MN 55101	Minority Owner	1

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☐ No

☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
James Crockarell (deceased)			_____ To _____
			_____ To _____
			_____ To _____
			_____ To _____

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1. _____ Name	_____	_____	

Relationship to debtor		_____	

Debtor Hillcrest Center LLC
Name _____ Case number (if known) _____

Name and address of recipient

30.2

Name _____

Relationship to debtor

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

EIN: _____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund

Employer Identification number of the pension fund

EIN: _____

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/12/2024
MM / DD / YYYY

X

/s/ Rosemary Kortgard

Printed name Rosemary Kortgard

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

Type	Date	Num	Name	Memo	Amount	Balance
Deposit	9/3/2024			Deposit	2135.31	12086.37
Deposit	9/3/2024			Deposit	2470.15	-1154.04
Deposit	9/3/2024			Deposit	3500	21193.59
Deposit	9/3/2024			Deposit	5607.22	17693.59
Deposit	9/3/2024			Deposit	11105.1	9951.06
Deposit	9/5/2024			Deposit	2300	28408.74
Deposit	9/5/2024			Deposit	4915.15	26108.74
Deposit	9/5/2024			Deposit	9429.75	37838.49
Check	9/6/2024	9379	City of Saint Paul	Customer#1409966; 8/4/23-7/26/24; Ref.#15859; Folder RSN 510677E	-1122	36616.49
Check	9/6/2024	9378	Hillcrest Center, LLC	VOID: Property Tax Accrual; September 2024	0	37738.49
Check	9/6/2024	9378	Hillcrest Center, LLC	Property Tax Accrual; September 2024	0	80339
Check	9/6/2024	9382	Madison Equities, Inc.	Management Fees; 8/1/24-8/31/24	-5150.66	29059.79
Check	9/6/2024	9377	Madison Equities, Inc.	Phone Reimbursement for September 2024	-100	37738.49
Check	9/6/2024	9376	Madison Equities, Inc.	VOID: Management Fees; 8/1/24-8/31/24	0	37738.49
Check	9/6/2024	9380	Saint Paul Regional Water Services	A/C#0332164; Cust#187371; 1600 White Bear Ave; 7/15/24-8/13/24	-1346.91	35269.58
Check	9/6/2024	9381	Saint Paul Regional Water Services	A/C#0486220; Cust#187371; 1624 White Bear Ave; 7/15/24-8/13/24	-1059.13	34210.45
Check	9/6/2024	9383	Xcel Energy	VOID: AC#51-0393432-3; STMT#890995096; 7/15/24-8/14/24	0	41634.76
Deposit	9/6/2024			Deposit	12574.97	41634.76
Deposit	9/9/2024			Deposit	2246.67	43881.43
Deposit	9/9/2024			Deposit	30622.1	74503.53
Deposit	9/10/2024			Deposit	4969.4	79472.93
Check	9/13/2024	9392	Tandala LLC	Commission for Sunny Smiles #1610	-7849	70136.32
Check	9/13/2024	9388	Xcel Energy	AC#51-0393432-3; STMT#890995096; 7/15/24-8/14/24	-1487.61	77985.32
Deposit	9/16/2024			Deposit	5083.12	75219.44
Check	9/20/2024	9393	Comcast	Acct#8772 10 590 7233916; 09/07/24-10/6/24	-77.08	72615.02
Check	9/20/2024	9394	Innovative Security Services	AC#4143867; IN#R60315; October 2024 Fire Monitoring; Daily Alarm Tests	-80.15	72534.87
Check	9/20/2024	9395	Innovative Security Services	AC#4143095; IN#R60195; October 2024 Fire Monitoring; Daily Alarm Testing	-80.15	72454.72
Check	9/20/2024	9405	Madison Equities, Inc.	Management Fees; 9/1/24-9/30/24	-5142	26727.72
Check	9/20/2024	9387	Midwest Maintenance and Mechanical, Inc.	INV# 74298; 8/20/24 & INV # 74169; 8/15/24; Remove Graffiti, INV # 74594; 8/29/24; Repair Tile;	-1133.35	72692.1
Check	9/20/2024	9398	Minnwest Bank Metro	Loan#501677; 8/26/24-9/25/24; Principal \$23,409.68	-40585	31869.72
Check	9/20/2024	9396	Minnwest Bank Metro	Loan#401000533; 8/26/24-9/26/24; Prinipal \$93.79	-1015.48	25712.24
Check	9/20/2024	9397	Minnwest Bank Metro	VOID: Loan#501677; 8/26/24-9/25/24; Principal \$23,409.68	0	31869.72
Check	9/20/2024	9385	Republic Services #923	3-0923-0075662; IN#0923-0072237 8/1/24-9/31/24	-927.27	74292.17
Check	9/20/2024	9384	Tandala LLC	VOID: Commission for Sunny Smiles #1610	0	75219.44
Check	9/20/2024	9389	Tandala LLC	VOID: Commission for Sunny Smiles #1610	0	72692.1
Check	9/20/2024	9401	Unloan	VOID: Security Deposit Refund	0	31869.72
Check	9/20/2024	9386	Valdes Lawn Care & Snow Removal LLC	Inv# 36283; August 2024 Lawncare Service	-466.72	73825.45
Check	9/20/2024	9390	Xcel Energy	VOID: AC#51-0393432-3; STMT#890995096; 7/15/24-8/14/24	0	72692.1
Check	9/20/2024	9391	Xcel Energy	VOID: AC#51-0393432-3; STMT#890995096; 7/15/24-8/14/24	0	72692.1
Check	9/26/2024	9402	Unloan	VOID: Security Deposit Refund	0	25712.24
Check	9/27/2024	9400	Hillcrest Center, LLC	VOID: Property Tax Accrual; October 2024	0	25712.24
Check	9/27/2024	9400	Hillcrest Center, LLC	Property Tax Accrual; October 2024	0	80339
Check	9/27/2024	9407	Landport Systems, Inc.	IN#0924-6959; September 2024 Work Order Service	-46.43	23650.81
Check	9/27/2024	9399	Madison Equities, Inc.	VOID: Management Fees; 9/1/24-9/31/24	0	25712.24
Check	9/27/2024	9408	Madison Equities, Inc.	VOID: Phone Reimbursement for October 2024	0	23650.81
Check	9/27/2024	9406	MRI Software LLC	#M413001; 8/1/24-8/31/24; IN#MRIUS2094143; Pre-Tenant Credit Report	-15	23697.24

Check	9/27/2024	9404 Unloan	Security Deposit Refund	-2000	23712.24
Check	9/27/2024	9409 US Bank Visa	VOID: Acct#4798-5312-0705-9363; Due 10/4/24	0	23650.81
General Jo	9/30/2024	Sept24Adjus	To Reconcile September 2024 Bank Statement	0.02	27150.83
Deposit	9/30/2024		Deposit	33.45	1981.36
Deposit	9/30/2024		Deposit	3500	27150.81
Deposit	10/1/2024		Deposit	2135.31	29286.14
Deposit	10/1/2024		Deposit	2470.15	31756.29
Check	10/2/2024	9414 Madison Equities, Inc.	Management Fee; 10/1/24-10/31/24	-5251.67	26504.62
Deposit	10/2/2024		Deposit	11105.1	37609.72
Deposit	10/3/2024		Deposit	2300	39909.72
Check	10/4/2024	9412 Madison Equities, Inc.	Phone Reimbursement for October 2024	-100	38562.06
Check	10/4/2024	9411 Republic Services #923	3-0923-0075662; IN#0923-005778982 9/1/24-10/31/24	-927.27	38662.06
Check	10/4/2024	9413 US Bank Visa	Acct#4798-5312-0705-9363; Due 10/4/24	-22.23	38539.83
Check	10/4/2024	9410 Xcel Energy	AC# 51-0013676525-1; STMT; 894497604; 8/14/24-9/15/24	-320.39	39589.33
Deposit	10/4/2024		Deposit	5133.23	56248.03
Deposit	10/4/2024		Deposit	9429.75	65677.78
Deposit	10/4/2024		Deposit	12574.97	51114.8
Deposit	10/7/2024		Deposit	14046.09	79723.87
Deposit	10/10/2024		Deposit	2246.67	81970.54
Deposit	10/10/2024		Deposit	3040.66	85011.2
Deposit	10/10/2024		Deposit	7718.48	92729.68
Check	10/11/2024	9415 Midwest Maintenance and Mechanical, Inc.	IN# 75447; 9/24/24; IN#75558; 9/27/24; IN# 75680; 10/1/24	-716.5	92013.18
Check	10/11/2024	9423 Ramsey County	23.29.22.22.0048; 1622 White Bear Ave N; 2nd Half 2024 Property Tax	-47788	-25028.7
Check	10/11/2024	9422 Ramsey County	23.29.22.22.0049; 1600 White Bear Ave N; 2nd Half 2024 Property Tax	-41147	22759.31
Check	10/11/2024	9421 Ramsey County	23.29.22.22.0121; 1670 White Bear Ave N; 2nd Half 2024 Property Tax	-23765	63906.31
Check	10/11/2024	9425 Ramsey County	23.29.22.22.0046; 1660 White Bear Ave N; 2nd Half 2024 Property Tax	-15237	-45299.7
Check	10/11/2024	9424 Ramsey County	23.29.22.22.0047; 1656 White Bear Ave N; 2nd Half 2024 Property Tax	-5034	-30062.7
Check	10/11/2024	9418 Saint Paul Regional Water Services	A/C#0332164; Cust#187371; 1600 White Bear Ave; 8/13/24-9/16/24	-1213.66	88087.49
Check	10/11/2024	9426 Saint Paul Regional Water Services	A/C#0318353; Cust#187371; 1660 White Bear Ave; 6/14/24-9/13/24	-1101.46	-46401.2
Check	10/11/2024	9417 Saint Paul Regional Water Services	A/C#0486220; Cust#187371; 1624 White Bear Ave; 8/13/24-9/16/24	-1082.83	83901.15
Check	10/11/2024	9419 Saint Paul Regional Water Services	A/C#0355698; Cust#187371; 1650 White Bear Ave; 6/14/24-9/13/24	-416.18	87671.31
Check	10/11/2024	9420 Saint Paul Regional Water Services	VOID: A/C#0355698; Cust#187371; 1660 White Bear Ave; 6/14/24-9/13/24	0	87671.31
Check	10/11/2024	9416 Xcel Energy	AC#51-0393432-3; STMT#895330040; 8/13/24-9/16/24	-1629.2	90383.98
Transfer	10/14/2024		Funds Transfer	-66000	14339
Transfer	10/14/2024		Funds Transfer	66000	19598.85
Deposit	10/15/2024		Deposit	5083.12	24681.97
Check	10/18/2024	9427 Comcast	Acct#8772 10 590 7233916; 10/07/24-11/6/24	-67.15	24614.82
Check	10/23/2024	9435 Hillcrest Center, LLC	Opening Checking Account Deposit	-100	24514.82
Deposit	10/24/2024		Deposit	100	100
Check	10/25/2024	9428 Innovative Security Services	AC#4143095; IN#R60370; November 2024 Fire Monitoring; Daily Alarm Testing	-80.15	23419.22
Check	10/25/2024	9429 Innovative Security Services	AC#4143867; IN#R60490; November 2024 Fire Monitoring; Daily Alarm Testing	-80.15	23339.07
Check	10/25/2024	9430 Landport Systems, Inc.	IN#1024-7103; October 2024 Work Order Service	-46.43	23292.64
Check	10/25/2024	9431 Midwest Maintenance and Mechanical, Inc.	IN# 75915; 10/14/24	-383.15	22909.49
Check	10/25/2024	9446 Minnwest Bank Metro	Loan#501677; 9/26/24-10/25/24; Principal \$24581.66	-40585	-21000.5
Check	10/25/2024	9436 Minnwest Bank Metro	Loan#401000533;9/26/24-10/26/24; Principal \$124.37	-1015.45	23499.37
Check	10/25/2024	9447 Tandala LLC	Commission for Ka Nao Yang; Suite 1668	-2500	-23500.5
Check	10/25/2024	9432 Tandala LLC	VOID: Commission for Ka Nao Yang; Suite 1668	0	22909.49

Check	10/25/2024	9434 Walker Roofing	Cust#M5312; IN# 163144; 6/5/24	-3325	19584.49
Check	10/25/2024	9433 Walker Roofing	VOID: Cust#M5312; IN# 162026; 5/30/23; IN# 163144; 6/5/24	0	22909.49
Deposit	10/31/2024		Deposit	12.77	1994.13
Check	11/1/2024	9437 Madison Equities, Inc.	Phone Reimbursement for November 2024	-100	-23600.5
Check	11/1/2024	9444 Midwest Maintenance and Mechanical, Inc.	IN# 72545; 6/27/24; IN# 74933; 9/11/24; IN# 74936; 9/11/24; IN# 76525; 10/18/24	-2775.14	-31113.9
Check	11/1/2024	9442 Midwest Maintenance and Mechanical, Inc.	IN#75223; 9/14/24; Monthly Janitorial Maintenance; September 2024	-1625.05	-26713.7
Check	11/1/2024	9443 Midwest Maintenance and Mechanical, Inc.	IN#76241; 10/14/24; Monthly Janitorial Maintenance; October 2024	-1625.05	-28338.8
Check	11/1/2024	9438 Saint Paul Regional Water Services	A/C#0332164; Cust#187371; 1600 White Bear Ave; 9/16/24-10/15/24	-1203.73	-24804.2
Check	11/1/2024	9445 Saint Paul Regional Water Services	A/C#0486220; Cust#187371; 1624 White Bear Ave; 9/16/24-10/15/24	-884.18	-31998.1
Check	11/1/2024	9439 Saint Paul Regional Water Services	VOID: A/C#0486220; Cust#187371; 1624 White Bear Ave; 8/13/24-9/16/24	0	-24804.2
Check	11/1/2024	9440 US Bank Visa	Acct#4798-5312-0705-9363; Due 11/4/24	-22.22	-24826.5
Check	11/1/2024	9441 Xcel Energy	AC# 51-0013676525-1; STMT; 898710555; 9/15/24-10/14/24	-262.23	-25088.7
Deposit	11/1/2024		Deposit	2135.31	-29862.8
Deposit	11/1/2024		Deposit	2470.15	-27392.7
Deposit	11/4/2024		Deposit	11105.1	-16287.6
Deposit	11/5/2024		Deposit	2300	-13987.6
Deposit	11/5/2024		Deposit	23066.2	23166.2
Deposit	11/7/2024		Deposit	29333.7	52499.9
Check	11/8/2024	15005 City of St. Paul	AC#240080; 1622 White Bear Ave N; ID#23-29-22-22-0048; 2024 Storm Sewer System Charge	-5453.1	39499.97
Check	11/8/2024	15004 City of St. Paul	AC#240080; 1600 White Bear Ave N; ID#23-29-22-22-0049; 2024 Storm Sewer System Charge	-4248.62	44953.07
Check	11/8/2024	15008 City of St. Paul	AC#240080; 1660 White Bear Ave N; ID#23-29-22-22-0046; 2024 Storm Sewer System Charge	-1643.53	35066.45
Check	11/8/2024	15007 City of St. Paul	AC#240080; 1670 White Bear Ave N; ID#23-29-22-22-0121; 2024 Storm Sewer System Charge	-1399.42	36709.98
Check	11/8/2024	15006 City of St. Paul	AC#240080; 1656 White Bear Ave N; ID#23-29-22-22-0047; 2024 Storm Sewer System Charge	-1390.57	38109.4
Check	11/8/2024	15001 Midwest Maintenance and Mechanical, Inc.	IN# 76816; 10/25/24; IN# 76823; 10/25/24	-681.49	51818.41
Check	11/8/2024	15000 Midwest Maintenance and Mechanical, Inc.	VOID: IN# 76816; 10/25/24; IN# 76823; 10/25/24	0	49201.69
Check	11/8/2024	15002 Republic Services #923	3-0923-0075662; IN#0923-005814830; 10/1/24-11/30/24	-927.27	50891.14
Check	11/8/2024	15003 Xcel Energy	AC#51-0393432-3; 9000101841; 9/12/24-10/14/24	-1689.45	49201.69
General Jo	11/13/2024	Nov24#40	Check# 9442 Returned NSF	-1625.05	-12297.5
General Jo	11/13/2024	NOV24#2	NSF Check #9442; Bank Fees	-35	-12397.5
General Jo	11/13/2024	Nov24#40	Check# 9437 Re Presented	100	-10672.5
General Jo	11/13/2024	NOV24#2	NSF Check #9442	1625.05	-12362.5
General Jo	11/13/2024	Nov24#40	Check# 9442 Re Presented	1625.05	-10772.5
General Jo	11/14/2024	Nov24#39	NSF Fee	-35	-12332.5
Check	11/15/2024	15009 Comcast	Acct#8772 10 590 7233916; 11/7/24-12/6/24	-67.15	34999.3
Check	11/15/2024	15019 Midwest Maintenance and Mechanical, Inc.	IN#75223; 9/14/24; Monthly Janitorial Maintenance; September 2024	-1625.05	26928.34
Check	11/15/2024	15018 Saint Paul Regional Water Services	A/C#0332164; Cust#187371; 1600 White Bear Ave; 9/16/24-10/15/24	-1203.73	28553.39
Check	11/15/2024	15017 Saint Paul Regional Water Services	A/C#0486220; Cust#187371; 1624 White Bear Ave; 9/16/24-10/15/24	-884.18	29757.12
Check	11/15/2024	15015 Saint Paul Regional Water Services	VOID: A/C#0486220; Cust#187371; 1624 White Bear Ave; 9/16/24-10/15/24	0	28553.39
Check	11/15/2024	15016 Saint Paul Regional Water Services	VOID: A/C#0332164; Cust#187371; 1600 White Bear Ave; 9/16/24-10/15/24	0	28553.39
Check	11/15/2024	15011 Tandala LLC	Commission for Ka Nao Yang; Suite 1668	-2500	30641.3
Check	11/15/2024	15010 Tandala LLC	Commission for Armored Barbershop #1664	-1858	33141.3
General Jo	11/15/2024	Nov24#38	Check# 9438 Returned NSF	-1203.73	-11448.3
General Jo	11/15/2024	Nov24#38	Check# 9445 Returned NSF	-884.18	-12332.5
General Jo	11/15/2024	Nov24#38	Check# 9445 Re Presented	884.18	-10244.6
General Jo	11/15/2024	Nov24#38	Check# 9438 Re Presented	1203.73	-11128.8
General Jo	11/18/2024	Nov24#37	Returned Check# 9442	-1625.05	-10052.4
General Jo	11/18/2024	Nov24#37	Returned Check# 9441	-262.23	-10314.6

General Jo 11/18/2024 NOV24#1	NSF Fee Charged by Minnwest Bank	-70	-10314.6
General Jo 11/18/2024 Nov24#37	Check# 9441 Re Presented to the Bank	262.23	-8427.31
General Jo 11/18/2024 NOV24#1	Return Check# 9445 NSF	884.18	-11448.3
General Jo 11/18/2024 NOV24#1	Return Check# 9438 NSF	1203.73	-10244.6
General Jo 11/18/2024 Nov24#37	Check# 9442 Re Presented to the Bank	1625.05	-8689.54
General Jo 11/20/2024 Nov24#36	Returned Checks 9438 and 9445; NSF Fee	-70	-10384.6
General Jo 11/20/2024 Nov24#36	Returned Checks 9445	884.18	-8296.68
General Jo 11/20/2024 Nov24#36	Returned Checks 9438	1203.73	-9180.86
Deposit 11/20/2024	Deposit	19066.71	45995.05
General Jo 11/21/2024 Nov24#35	Returned Check 9441	-262.23	-8558.91
Check 11/22/2024 15012 Minnwest Bank Metro	Loan#501677; 10/25/24-11/22/24; Principal \$8796.83	-40585	5410.05
Check 11/22/2024 15013 Minnwest Bank Metro	Loan#401000533;10/26/24-11/26/24; Principal \$95.55	-1015.46	4394.59
Check 11/22/2024 15014 Xcel Energy	AC# 51-0393432-3; Stmt# 898602448; 9/12/24-10/13/24	-77.48	4317.11
General Jo 11/22/2024 Nov24#33	NSF Fee for Check# 6441	-35	-8593.91
General Jo 11/22/2024 Nov24#34	Bank NSF Fee for Returned Check 9441	-35	-8628.91
General Jo 11/22/2024 Nov24#34	Returned Check 9441	262.23	-8366.68
General Jo 11/26/2024 Nov24#33	Check# 9444; Check Returned NSF	-2775.14	-11141.8
General Jo 11/26/2024 Nov24#33	Check# 9444; Check Returned NSF	2775.14	-8366.68
General Jo 11/27/2024 Sept24#5	Check# 9444; Midwest Maintenance; Returned NSF by Minnwest; Check Going to Be Reissued in Blaze;...	-35	-3156.39
Deposit 11/27/2024	Deposit	2470.15	-5896.53
General Jo 11/27/2024 Sept24#5	Check# 9444; Midwest Maintenance; Returned NSF by Minnwest; Check Going to Be Reissued in Blaze	2775.14	-3121.39
Check 11/29/2024 15021 Innovative Security Services	AC#4143867; IN#R60671; December 2024 Fire Monitoring; Daily Alarm Testing	-80.15	4190.53
Check 11/29/2024 15022 Innovative Security Services	AC#4143095; IN#R60549; December 2024 Fire Monitoring; Daily Alarm Testing	-80.15	4110.38
Check 11/29/2024 15020 Landport Systems, Inc.	IN#1124-7216; November 2024 Work Order Service	-46.43	4270.68
Check 11/29/2024 15023 Midwest Maintenance and Mechanical, Inc.	IN#77492; 11/14/24; Monthly Janitorial Maintenance; November 2024	-1625.05	2485.33
Check 11/29/2024 15024 US Bank Visa	Acct#4798-5312-0705-9363; Due 12/4/24	-235.74	2249.59
Check 11/29/2024 15025 Xcel Energy	AC# 51-0013676525-1; STMT; 902864679; 10/14/24-11/12/24	-235.73	2013.86
Deposit 11/29/2024	Deposit	11105.1	7948.71
Check 12/2/2024 9449 Hillcrest Center, LLC	VOID: Transfer Funds to Operating Account	0	10084.02
General Jo 12/2/2024 Dec24#14	Record Check Presented Again; Check# 9444	-2775.14	7308.88
General Jo 12/2/2024 Dec24#14	Minnwest Reverse Duplicate Credit Entry for Returned Check# 9444	-2774.14	4534.74
Deposit 12/2/2024	Deposit	2135.31	10084.02
Check 12/3/2024 9450 Hillcrest Center, LLC	Transfer Funds to Operating Account	-15000	-10465.3
Deposit 12/4/2024	Deposit	2300	-8165.26
Deposit 12/4/2024	Deposit	23530.2	25544.06
General Jo 12/5/2024 Dec24#10	Check# 9450 Returned by Minnwest; NSF	15000	6834.74
Deposit 12/5/2024	Deposit	26974.12	52518.18
Check 12/6/2024 15031 AFCO	AC#04-92873863-01; 11/10/24-11/10/25; Installment #1	-2822.6	42454.59
Check 12/6/2024 9448 Hillcrest Center, LLC	VOID: Transfer Funds to Operating Account	0	6834.74
Check 12/6/2024 15026 Madison Equities, Inc.	Phone Reimbursement for December 2024	-100	52418.18
Check 12/6/2024 15030 Midwest Maintenance and Mechanical, Inc.	IN# 72545; 6/27/24; IN# 74933; 9/11/24; IN# 74936; 9/11/24; IN# 76525; 10/18/24	-2775.14	45277.19
Check 12/6/2024 15028 Saint Paul Regional Water Services	A/C#0332164; Cust#187371; 1600 White Bear Ave; 10/15/24-11/15/24	-1383.5	50005.73
Check 12/6/2024 15027 Saint Paul Regional Water Services	A/C#0486220; Cust#187371; 1624 White Bear Ave; 10/15/24-11/15/24	-1028.95	51389.23
Check 12/6/2024 15029 Xcel Energy	AC#51-0393432-3; 903863288; 10/13/24-11/12/24	-1953.4	48052.33
General Jo 12/6/2024 Dec24#11	Check# 9450 Returned by Minnwest; NSF Fees	-35	6799.74
Check 12/9/2024 15035 Sapientia Law Group	Hillcrest Retainer and Filing Fees	-12000	30454.59
General Jo 12/9/2024 Dec24#13	Check# 9450 Written from Minnwest Bank Account to Fund Operating Account Returned NSF; Need to P...	-15000	15454.59

HILLCREST CENTER LLC
9/1/24-12/12/24

General Jo 12/9/2024 Dec24#12	Receivable Due From DOH-MT; Payment Pulled for Minnwest Loan# 401000492 for October 2024	-4235.75	2563.99
General Jo 12/9/2024 Dec24#12	Receivable Due From DOH-MT; Payment Pulled for Minnwest Loan# 401000492 for November 2024	-4235.75	-1671.76
General Jo 12/9/2024 Nov24#41	Returned Deposit Item Fee; Check# 9450	-4	15450.59
Total Property Tax Accrual - Other		-66000	14339
Total Property Tax Accrual		-66000	14339
Total Minnwest Money Market		-65953.8	582.42
Total Minnwest Money Market - Other		46.22	1994.13
Total Minnwest Bank Checking		1952.43	-1671.76
Total Blaze Checking *0670		15450.59	15450.59
Blaze Checking *0670			0
Minnwest Bank Checking			-3624.19
Minnwest Money Market			66536.2
Excess Funds			-16000
Total Excess Funds			-16000
Interest Income			249.29
Total Interest Income			249.29
Operating Reserve			0
Total Operating Reserve			0
Property Tax Accrual			80339
375 Jackson			0
Total 375 Jackson			0
Property Tax Accrual - Other			80339
Minnwest Money Market - Other			1947.91

Fill in this information to identify the case and this filing:

Debtor Name Hillcrest Center LLC
United States Bankruptcy Court for the: District of Minnesota
Case number (If known): _____

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/12/2024
MM / DD / YYYY

X /s/ Rosemary Kortgard
Signature of individual signing on behalf of debtor

Rosemary Kortgard
Printed name

Managing Member
Position or relationship to debtor

United States Bankruptcy Court
District of Minnesota

In re: Hillcrest Center LLC

Case No.

Chapter 11

Debtor(s)

Verification of Creditor Matrix

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: 12/12/2024

/s/ Rosemary Kortgard

Signature of Individual signing on behalf of debtor

Managing Member

Position or relationship to debtor

AFCO
P.O.Box 4795
Carol Stream, IL 60197-4795

Comcast
PO Box 60533
City of Industry, CA 91716-0533

Cynthia Hegarty and Austyn Booth
Winthrop & Weinstine
225 S 6th St Ste 3500
Minneapolis, MN 55402

Innovative Security Services
1703 Cope Avenue
Suite I & J
Saint Paul, MN 55109

Madison Equities
375 Jackson Street
Suite 700W
Saint Paul, MN 55101

Midwest Maintenance and Mechanical, Inc.
750 Pennsylvania Avenue South
Golden Valley, MN 55426

Minnwest Bank
1150 Yankee Doodle Rd
Saint Paul, MN 55121

Red Eagle Property Services, Inc.
PO Box 220
Roberts, WI 54023-0220

Republic Services #923
PO Box 713502
Chicago , IL 60677-0052

Saint Paul Regional Water Services
1900 Rice Street
Saint Paul, MN 55113-6810

Tandala LLC
375 Jackson Street
Suite 700W
Saint Paul, MN 55101

Tenant Security Deposits
Various

Various

Xcel Energy
P. O. Box 4176
Carol Stream, IL 60197-4176

LOCAL FORM 1007-1
REVISED 06/16

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In re: Hillcrest Center LLC

Case No.

Debtor(s).

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept: \$ 10,000.00

Prior to the filing of this statement I have received: \$ 10,000.00

Balance Due \$ 0.00

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify)

3. The source of the compensation to be paid to me is:

☒ Debtor ☐ Other (specify)

4.

☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with another person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people or entities sharing in the compensation, is attached.

LOCAL FORM 1007-1
REVISED 06/16

5. In return for the above-disclosed fee, together with such further fee, if any, as is provided in the written contract required by 11 U.S.C. §528(a)(1), I have agreed to render legal service for all aspects of the bankruptcy case, including:
- A. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - B. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
 - C. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
 - D. Representation of the debtor in contested bankruptcy matters: and
 - E. Other services reasonably necessary to represent the debtor(s).
6. Pursuant to Local Rules 1007-1 and 1007-3-1, I have advised the debtor of the requirements in the Statement of Financial Affairs to disclose all payments made, or property transferred, by or on behalf of the debtor to any person, including attorneys, for consultation concerning debt consolidation or reorganization, relief under bankruptcy law, or preparation of a petition in bankruptcy. I have reviewed the debtor's disclosures and they are accurate and complete to the best of my knowledge.

CERTIFICATION

I certify that the foregoing, together with the written contract required by 11 U.S.C. §528(a)(1), is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy case.

Date: 12/12/2024

/s/ Kenneth Edstrom, 148696
Signature of Attorney